

TOWN PLAN AND ZONING
COMMISSION

CERTIFIED MAIL

April 5, 2018

Mr. Mark Fisher, TO Design
114 West Main Street, Suite 202
New Britain, CT 06051

RECEIVED

APR - 6 2018

TOWN COUNCIL OFFICE
West Hartford, CT

ITEM NO.

FILE NO.

19
780

SUBJECT: 1563 Asylum Avenue (Elizabeth Park)- SUP #1321

Dear Mr. Fisher:

At its regular meeting of Monday, April 2, 2018, the West Hartford Town Plan and Zoning Commission (TPZ) gave consideration to the following item:

1563 Asylum Avenue (Elizabeth Park) - Application (SUP #1321) of Mark Fisher, TO Design, LLC, on behalf of the City of Hartford (R.O.) requesting approval of a Special Use Permit to construct a new formalized entrance off of Walbridge Road that includes signage and landscape improvements. (Submitted for TPZ receipt on March 5, 2018. Required public hearing scheduled for April 2, 2018.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5-0)** (*Motion/Prestage; Second/Gomes*) (*Gomes seated for Vacancy*) to **APPROVE** the Special Use Permit application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.



TOWN OF WEST HARTFORD

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April 6, 2018

2. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by April 2020 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.

You should now contact the Planning Staff to discuss the submission requirements for your plans. A sixty-five dollar (\$65) filing fee is required to file a notice of approval on the West Hartford Land Records. Planning staff will be happy to assist you in completing these requirements.

Please note that TPZ approval is not final until the legal requirements for filing are completed. The effective date of approval is April 20, 2018.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Sincerely,



Kevin Ahern
Chairman TPZ/TWWA

C: Matthew Hart, Town Manager
Kimberly Boneham, Deputy Corporation Counsel
Todd Dumais, Town Planner
Kristen Gorski, Economic Development Specialist

Mark McGovern, Director of Community Development
Essie Labrot, Town Clerk
Subject File

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